the Bill of Complaint.

SECOND: That, among other things, the said Clifford T. Sappington provided:-

"It is further my will and I so direct, that my wife, Grace Gordon Sappington, shall receive the income on the trust hereinbefore created, in order that she may provide for her own maintenance and the maintenance, support and education of my children from my present marriage until such of them as shall survive me shall respectively attain the age of twenty-five years. It is then my will and I so direct that as each of my children from my present marriage respectively attain the age of twenty-five years they shall receive absolutely, from my trustee hereinafter named, one-half of their respective equal shares in two-thirds of the corpus of my estate."

and the Trustee is so informed and therefore avers that Clifford T. Sappington, Jr. and Ridgely B. Sappington are the children of his present marriage with Grace Gordon Sappington, his lawful widow, and that said sons have both attained the age of twenty-five years.

THIRD: That said testamentary trust further provides:

"I further authorize, empower and direct the Central Trust Company of Maryland, the Executor and Trustee herein named, to sell and convey any part or portion or all of my property, and to invest and re-invest the proceeds therefrom as in its judgment shall be deemed best in order to best promote the interests of my estate and carry out the terms and conditions of this my Last Will and Testament and the trust hereinbefore created."

and your Petitioner is the duly apppinted and qualified Substituted Trustee in the place and staed of Central Trust Company of Maryland, Trustee therein named.

FOURTH: That your Petitioner, at the request of the aforesaid sons and widow, being the sole beneficiaries under the aforesaid testamentary trust, through brokers and his own contracts, has been endeavoring to dospose of the real estate necessary to carry out the Testator's above set forth intentions since the principal portion of the corpus consists of two farms, the larger of which is situate in Carroll County and the smaller one in Frederick County; that the total amount of said corpus as of the last audit stated July 24, 1944, was \$14,101.18.

FIFTH: That as a result of said endeavors, your Petitioner over the last six months has received the following offers: \$5,000.00, \$5,025.00, \$6,500.00, \$7,000.00 and the present offer of October 13, 1947, from Robert H. Diller in the sum of \$7,300.00 net to the estate on which your Petitioner has accepted a deposit of \$500.00, as will more fully appear from the Exhibit Offer which is prayed to be considered as a part hereof.

SIXTH: That your Petitioner has submitted said offer to the beneficiaries, who join with your Petitioner in recommending the same to your Honorable Court for ratification as will more fully appear from the Exhibit Recommending prayed to be considered as a part hereof.

SEVENTH: That your Petitioner believes that this offer represents the fair market value of said real estate and that it is to the best interest of your estate that a sale to Mr. Diller based upon this offer be ratified and confirmed by your Honorable Court since said real estate is assessed for \$4,210.00 for the purpose of taxation for the State of Maryland.

WHEREFORE, YOUR PETITIONER PRAYS:

- (1) That your Honorable Court may approve and ratify a sale of the Mapleville Farm and the apputenant woodlot to Robert H. Diller at and for the sum of \$7,300.00.
- (2) That upon the payment of the aforesaid purchase price in full, your Petitioner be authorized and empowered to execute a deed conveying the aforesaid two parcels of land to Robert H. Diller.
- (3) And that an account may be stated by the Aduitor providing for the first distribution to the sons, Clifford T. Sappington, Jr. and Ridgely B. Sappington, as contemplated in